



Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street • Suite 1110
Miami, Florida 33128-1900
T 305-375-2842
www.miamidade.gov/economy

April 14, 2016

Alberto J. Torres
Holland & Knight, LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

Re: Administrative Site Plan Review of: ASPR 2015000032

Name/Date of Plan:

Plans entitled **"11459 NW 7th Avenue – Safeguard Storage"**, as prepared by Sullivan Goulette & Wilson Architects, consisting of sixteen (16) sheets, dated/stamped/received January 13, 2016 and one (1) sheet, dated/stamped/received April 14, 2016; a photometric plan, as prepared by On-Site Lighting & Survey, LLC., consisting of one (1) sheet, dated/stamped/received January 13, 2016; and landscape plans by Rosenberg Gardner Design, consisting of two (2) sheets, dated/stamped/received January 13, 2016 and one (1) sheet, dated/stamped/received April 14, 2016; for a total of twenty-one (21) sheets.

Section-Township-Range: 36-52-41

Legal Description: see Attached Exhibit "A"

Dear Mr. Torres:

The staff of the Department of Regulatory and Economic Resources has reviewed and approved your request for site plan approval of the aforementioned plan, **a proposed 101,630 sq. ft. storage facility, including 930 sq. ft. of office area**, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use; said plan

to include among other things, but not be limited to, the location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

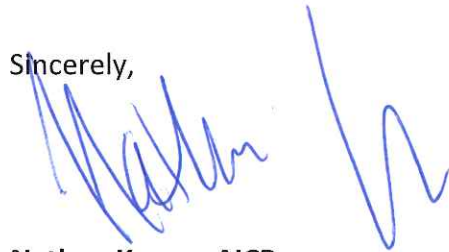
2. That in the approval of the plan, the same be substantially in accordance with that submitted for ASPR review entitled **"11459 NW 7th Avenue – Safeguard Storage"**, as prepared by Sullivan Goulette & Wilson Architects, consisting of sixteen (16) sheets, dated/stamped/received January 13, 2016 and one (1) sheet, dated/stamped/received April 14, 2016; a photometric plan, as prepared by On-Site Lighting & Survey, LLC., consisting of one (1) sheet, dated/stamped/received January 13, 2016; and landscape plans by Rosenberg Gardner Design, consisting of two (2) sheets, dated/stamped/received January 13, 2016 and one (1) sheet, dated/stamped/received April 14, 2016; for a total of twenty-one (21) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the applicant shall comply with all applicable conditions and requirements of the Miami-Dade County, RER Department - Division of Environmental Resources Management (DERM).
6. That the applicant shall comply with all applicable conditions and requirements of the Miami Dade County, RER Department - Land Development - Traffic Concurrency / Platting Division.
7. That the applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.

This letter serves as formal notification that the Miami-Dade County Department of Regulatory and Economic Resources recommends that the applicant proceed with the permitting process so long as development remains in substantial compliance with said plans. Substantial deviation from approved plans will require review by the Department.

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Miami-Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Sincerely,



Nathan Kogon, AICP
Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

cc:

Amina Newsome, Zoning Senior Chief
James Byers, Permitting Division Chief
Raul A. Pino, Chief, Platting and Traffic Review Section
Ronald Connally, Zoning Hearings Section

NK:GB:MEC



Miami-Dade County
Department of Regulatory and Economic Resources

REQUEST FOR LEGAL DESCRIPTION CHECK

Public Hearing No. **A2015000032**

Application Date **Nov. 10, 2015**

TO: Zoning Drafting Section

RETURN TO: **MARIA CEDENO** - Administrative Review Section after completed and signed below.

LEGAL DESCRIPTION

SUBMITTED DATE: **03/10/16**

*revisions can only be made up to the 3rd day of the following 1st or 2nd filing period.

Applicant: **SAFEGUARD STORAGE PROPERTIES, LLC**

Property Owner: **I-95 FRONTAGE, LLC/ TANYA INVESTMENTS, LLC**

Contiguous property: **N/A**

Radius: **1/2 mile**

DRI: **No**

Legal Description:

LOT 11 TO 29, INCLUSIVE LESS THE EAST 3 FEET OF SAID LOT 11 AND LOT 29, AND LESS THE WEST 15 FEET OF LOTS 15 THROUGH 25, INCLUSIVE, IN BLOCK 2 OF "SEVENTH AVENUE MANOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Above Legal description Status is: **Correct**

Includes the legal description for the contiguous property.

Drafter:

EDUARDO CESPEDES

Date: **03/10/16**

TO BE RETAINED IN FILE